



11 MADDOX STREET

3RD FLOOR



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AVAILABLE 3RD FLOOR, 551 SQ FT



OVERVIEW

Located just off Regent Street providing easy access to Mayfair, Soho and surrounding areas.

The third floor office space is column free with a large bay window overlooking Maddox Street. The space offers natural light as it has windows to the rear and also benefits from a separate meeting room/boardroom. This is a fantastic cost-effective option in the heart of the West End for customers seeking a personalised space to make their own.

RENT

£80.00 PER SQ FT

Rents are quoted exclusive of VAT. Subject to contract.

FEATURES

- Refurbished floor
- Separate meeting room/boardroom
- Fantastic natural light
- Communal WCs and shower room
- Close to Oxford Circus station

OUR TERMS

Lease length:
3 years (24-month minimum term)

Break clause:
6 months' notice

Business rates:
Approx. £24.26 psf

VIEWING

Strictly by appointment through the sole agents.

THE CROWN ESTATE WORKPLACES

020 8163 2443

info@thecrownestateworkplaces.com